

MINUTES
NEWTON SUBDIVISION REVIEW BOARD
December 9, 2009

The regularly scheduled meeting of the Newton Subdivision Review Board was held on Wednesday, December 9, 2009 at 9:00 a.m. in the Council Chambers of City Hall.

MEMBERS

PRESENT: Todd Clark
Wilce Martin
Sandra Waters
Glenn Pattishall

MEMBERS

ABSENT: Don Brown
Kevin Yoder

STAFF

PRESENT: Ben McCrary, Planner

OTHERS

PRESENT: None

Item 2: Approval of Minutes (May 3, 2009 Mtg.)

Chairman Pattishall asked for consideration of the minutes. There being no corrections or additions, he ruled that the minutes were approved as presented.

Item 3: New Business

Consideration of Minor Plat #2009-02 Marvin Goodson

Mr. Pattishall recognized Ben McCrary to make a report. Mr. McCrary read from his December 4, 2009 memo to the Planning Commission concerning the proposed Subdivision, stating that Marvin Goodson had proposed a Subdivision off of Hwy. 16 Bypass (The Loop) at its intersection with Hwy. 10 with a 12.66 acre tract being subdivided with a 6 acre tract on the west side of the new road and then 6.6 acres on the east side to be subdivided into three lots. The property contains a total of 13.07 acres in the City's planning jurisdiction.

Mr. McCrary reviewed the required for Minor Subdivision-approval as contained in Section 90-143 of the Subdivision Regulations.

Mr. McCrary also provided an ortho photo and explained that the property was already bisected by Hwy. 16 Loop but had never actually been subdivided. He stated that the plat met the standards required by the Subdivision Regulations and that the SRB could make the required findings.

He explained that in 2006 the original application was filed and there were no utilities in place at the time and the guidance was given for preparation of perk tests which had been

okayed. He reviewed the determination that had been rendered by the City Attorney that the City could not require the water line to be extended to Lots #2 and #3 along the Loop.

Mr. Clark said he felt that the County policy will require for any future dwelling to connect and to extend the water line that had been stubbed out South of NC Hwy. 10 West.

Mr. Martin said he felt the extension of the 12-inch waterline should be required by the City.

Mr. Clark said the County policy will require connection at the time of construction of a dwelling. He doesn't think the County will approve a well.

Mr. McCrary said that we will need to communicate to the owner what the implication of plat approval would be per the County policy.

Mr. Martin said any extension of a 12-inch line must be ductile iron pipe.

Motion was made by **Mr. Clark**, seconded by **Mr. Martin**, and unanimously adopted to delay the matter until determination could be made as to what the County policy was applicable to this situation.

Item 4: Old Business

Update Manual of Specifications- Revision and Schedule for Adoption

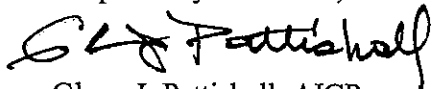
Mr. McCrary read from his December 4, 2009 memo to the Subdivision Review Board concerning the completion for the Manual of Specifications. He stated that the goal was to have the draft complete and sent to the Subdivision Review Board members by its January 8, 2010 meeting for review; to follow-up at the February 5, 2010 meeting in terms of comments due back to the Planning staff; a tentative presentation to Council at the Council Planning Workshop in March of 2010 that the SRB would make a recommendation that the Planning Commission at its March 3rd meeting would hold a Public Hearing and make recommendations to Council and expect adoption by Council on April 6th.

He asked if the schedule would provide adequate time for review. There was consensus that it would be. There was no further old business.

Item 5: Adjournment

The meeting was adjourned at 9:30 a.m.

Respectfully submitted,



Glenn J. Pattishall, AICP
Chairman

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